



# WESTFIELD-WASHINGTON

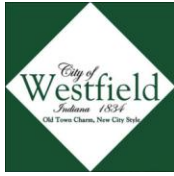
ADVISORY PLAN COMMISSION

WORKSHOP MEETING

October 5, 2009

0910-DP-07 & 0910-SIT-05

<b>PETITION NUMBER:</b>	0910-DP-07 & 0910-SIT-05	
<b>SUBJECT SITE ADDRESS:</b>	4283 East 191 <sup>st</sup> Street	
<b>PETITIONER:</b>	Lord of Life Lutheran Church	
<b>REPRESENTATIVE:</b>	Jeanie Uglum	
<b>REQUEST:</b>	Development Plan Review for a proposed 576 square-foot detached accessory structure on approximately 25 acres in the Andover North PUD	
<b>CURRENT ZONING:</b>	Andover North PUD	
<b>CURRENT LAND USE:</b>	Religious Institution	
<b>APPROXIMATE ACREAGE:</b>	25.0	
<b>ASSOCIATED PETITIONS:</b>	None	
<b>EXHIBITS:</b>	<ol style="list-style-type: none"> <li>1. Staff Report</li> <li>2. Aerial Location Map</li> <li>3. TAC Letters</li> <li>4. Petitioner's Plans</li> </ol>	
<b>STAFF REVIEWER:</b>	Kevin M. Todd, AICP	
<b>ZONING HISTORY:</b>	0506-PUD-02	Andover North PUD (Ord. 06-12), <i>Approved</i>
	0707-DP-11	Original DP, <i>Approved</i>
<b><u>PETITION HISTORY</u></b>		
This petition was reviewed at the September 22, 2009 Technical Advisory Committee Meeting. This petition will be presented at the October 5, 2009 Advisory Plan Commission Workshop Meeting.		
<b><u>PROCEDURAL</u></b>		
<ul style="list-style-type: none"> <li>○ Requests for Development Plan Review and Site Plan review are required to be considered at a public hearing. The Public Hearing for this petition will be held on October 19, 2009 at the Advisory Plan Commission Regular Meeting.</li> <li>○ The purpose of the Workshop Meeting is to introduce petitions to the Advisory Plan Commission (the "APC"). The APC may direct comments and questions to the petitioner. No action will be taken on this petition at the October 5, 2009 Workshop Meeting.</li> <li>○ Notice of the October 5, 2009 Workshop Meeting was provided in accordance with the APC Rules of Procedure.</li> </ul>		



## **PROJECT DESCRIPTION**

The subject property (the “Property”) is Parcel N of the Andover North PUD. Parcel N was reserved for a church use, including open space and athletic fields. The proposed development is for a detached garage (the “Project”). The garage would be approximately 576 square feet in size and be compatible with the existing structure. The garage would be used to store lawn equipment, decorations, and other items.

## **DEVELOPMENT REQUIREMENTS**

### **1. Zoning District Standards**

	<b><u>PROPOSED</u></b>	<b><u>STATUS</u></b>
<b><u>ANDOVER NOTRH PUD STANDARDS</u></b>		
<b><u>Section 5 – Uses</u></b>		
D. Religious Institution	Religious Institution	Compliant
<b><u>Section 6 – Number of Dwelling Units</u></b>		
	NA	NA
<b><u>Section 7 – Development and Architectural Standards</u></b>		
<b><u>A.</u></b>		
<b><u>Exhibit 5</u></b>		
- Acreage – 25 acres	25 acres	Compliant
- Max. Dwelling Units – 0	NA	NA
- Max. Density – NA	NA	NA
- Min. Sq. Ft. per Residential Unit – NA	NA	NA
- Min. Lot Width – NA	NA	NA
- Min. Lot Depth – NA	NA	NA
- Min. Lot Area – NA	NA	NA
- Max. Lot Coverage – NA	NA	NA
- Min. Front Setback – NA	NA	NA
- Min. Rear Setback – NA	NA	NA
- Min. Side Setback – NA	NA	NA
- Min. Building Separation – NA	NA	NA
- Max. Building Height – 50’	9’	Compliant
<b><u>Exhibit 4</u></b>		
1. Permitted Uses	See Section 5	NA
2. Special Exceptions	NA	NA
3. Permitted Home Occupations	NA	NA
4. Min. Lot Area	See Exhibit 5	NA



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5. Min Lot Frontage on Road – 250’	760’	Compliant
6. Min. Setback Lines		
- Front – NA	- See Exhibit 5	- NA
- Side – NA	- See Exhibit 5	- NA
- Rear –NA	- See Exhibit 5	- NA
- Min. Lot Width at Building Line – NA	- NA	- NA
7. Max. Building Height – 35’ or 2.5 stories	See Exhibit 5	NA
8. Min. Ground Level Square Footage	NA	NA
9. Parking	NA	NA
B.		
Streetscape Standards (Exhibit 6)	NA to Parcel N	NA
Architectural Standards (Exhibit 7)	NA to Parcel N	NA
Development Standards for Roads, Drives, and Alleys (Exhibit 8)	NA	NA
<u>Section 8 – Landscaping (Exhibit 12)</u>		
The 25-acre site was master-planned under case number 0707-DP-11, which included a landscaping plan. The addition of a new accessory structure on the Property does not warrant new landscaping. The original landscaping plan is compliant.		
<u>Section 9 –Signage (Exhibit 14)</u>	NA	NA
<u>Section 10 – Amenities</u>	NA	NA
<u>Exhibit 13 – Lighting</u>	NA	NA
<b>WESTFIELD ZONING ORDINANCE STANDARDS</b>		
Accessory Buildings (WC 16.04.100, 2)		
a. Applicability	NA	NA
b. General Standards		
i. Same parcel as principal building	Same parcel as principal building	Compliant
ii. Constructed after start of principal building construction	Principal building is constructed	Compliant



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iii. Occupy principal building first	Principal building is occupied	Compliant
iv. Temporary construction building	NA	NA
v. Construction Period (completion of building) – 1 year after date of permit issued	Permit not yet issued, TBD	NA
vi. Not substantially alter the character of the area	Consistent with the character of the area	Complaint
vii. Subordinate in height, width, length and bulk to principal building	Subordinate in height, width, length and bulk to principal building	Compliant
viii. Same ownership as principal building	Same ownership as principal building	Compliant
c. Building Location		
i. Front Setback		
(1) Parcels in Recorded Subdivision	NA	NA
(2) Parcels Not in Recorded Subdivision		
(i) Min. 75' from ROW	145'	Compliant
(ii) Not between ROW and principal building	Between ROW and principal building	Not compliant, but the petitioner has agreed to relocate the building in order to comply with this standard. Revised plans reflecting this change will be submitted for the public hearing.
ii. Side and Rear Setback – same as underlying zoning requirement	NA	NA
d. Max. Building Height –18'	9'	Compliant
<b><u>2. Overlay District Standards</u></b>		
The Property does not fall within an overlay district.		
<b><u>3. Subdivision Control Ordinance</u></b>		
The Property is not being subdivided. The Subdivision Control Ordinance is not applicable.		
<b><u>4. Development Plan Review</u></b> (WC 16.04.165, D1)		
a. <u>Site Access &amp; Circulation</u>		
1. Access locations	Unchanged from	Compliant



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2. Safe & efficient movement to and from site	existing Unchanged from existing	Compliant
3. Safe & efficient movement in and around Site	Unchanged from existing	Compliant
b. <u>Landscaping</u> – See above – ANDOVER NORTH PUD STANDARDS, Section 8		
c. <u>Lighting</u> – See above – ANDOVER NORTH PUD STANDARDS, Exhibit 13		
d. <u>Signs</u> – See above – ANDOVER NORTH PUD STANDARDS, Exhibit 14		
e. <u>Building Orientation</u>		
1. Loading spaces – not facing public street	Not facing public street	Compliant
2. Loading spaces – oriented to side or rear lot line to be screened	Oriented to rear, not screened	Not compliant, but with the relocation of the building, the door will be re-oriented to the east, facing the principal building and existing landscaping. The result will comply with this standard. Revised plans reflecting this change will be submitted for the public hearing.
f. <u>Building Materials</u>		
Materials and rooflines compatible and consistent with residential construction methods and materials	Traditional garage architecture; gable roof; fiber cement siding (consistent with principal siding)	Compliant
<b><u>5. Comprehensive Plan Compliance</u></b>		



The 2007 Comprehensive Plan identifies the subject area as “New Suburban” (p.23).  
Institutional uses are listed as being appropriate within this area of the community (p. 40).

#### **6. Street and Highway Access**

The Project does not require a new curb cut or improvement to existing public rights-of-way.  
All existing access would be unchanged.

#### **7. Street and Highway Capacity**

The size of the Project does not warrant a traffic study.

#### **8. Utility Capacity**

There is sufficient capacity for public utilities to serve the Property.

#### **9. Traffic Circulation Compatibility**

The Project does not change the internal circulation pattern or access to external streets.

### **PUBLIC POLICIES**

#### **Comprehensive Plan-Feb 2007**

The 2007 Comprehensive Plan identifies the subject area as “New Suburban” (p.23).  
Institutional uses are listed as being appropriate within this area of the community (p. 40).

#### **Thoroughfare Plan-Feb 2007**

The Thoroughfare Plan identifies the adjacent segment of 191<sup>st</sup> Street as a Primary Arterial  
(150’ right-of-way) (p. 4-20). Adequate right-of-way was planned for 191<sup>st</sup> Street when the  
original development plan was approved in 2007.

#### **Parks & Recreation Master Plan-Dec 2007**

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the  
community’s existing parks and trail systems. The subject property is not within or adjacent to  
an existing park or trail.

#### **Water & Sewer System-Aug 2005**

The Property is adequately served by the City’s water and sewer systems for this Project.

#### **Annexation**

The Property is within the corporate boundaries of the City of Westfield.

#### **Wellhead Protection-Ord. 05-31**

The Property is not within a wellhead protection zone.



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### Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	08/27/09	-	Compliant
Fees	08/27/09	-	Compliant
Legal Description	08/27/09	-	Compliant
Consent Form	NA	-	NA
Site Plan	08/27/09	-	Not compliant, revisions being made
Demolition Plan	NA	-	NA
Location Map	None	-	Not compliant, revisions being made
Landscape Plan	NA	-	NA
Sign Plan	NA	-	NA
Lighting Plan	NA	-	NA
Building Elevations	08/27/09	-	Compliant
Access & Circulation	08/27/09	-	Compliant
Traffic Impact Study	NA	-	NA

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	08/17/09	Compliant
TAC	09/21/09	Compliant
Notice - Sign on site	<i>Pending</i>	<i>Pending</i>
Notice- Newspaper	<i>Pending</i>	<i>Pending</i>
Notice –Mail	<i>Pending</i>	<i>Pending</i>
Submit Revisions	<i>Pending</i>	<i>Pending</i>

### **STAFF COMMENTS**

1. No action is required at this time.
2. This petition will be heard at the October 19, 2009 APC Meeting.
3. Prior to the public hearing, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. As always, the Community Development Department staff will confirm compliance prior to this item being placed on the October 19, 2009 APC agenda.
4. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 804.3174 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov)

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**KMT**